

BRUNTON

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OGLE, NORTHUMBERLAND, NE20

Offers Over £850,000

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Life's too short to drink cheap wine



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A charming detached farmhouse situated on the periphery of the picturesque village of Ogle. This property offers generous living accommodation including a sizeable dining kitchen, a comfortable living room, garden room, formal dining room for entertaining, a charming snug, four well-proportioned bedrooms, with the principal bedroom and a second bedroom benefiting from their own en-suite shower facilities and an impressive family bathroom.

This home offers easy access to Ponteland village (only an 8 minute drive) Morpeth, Newcastle upon Tyne and the surrounding areas. It is a short drive to local amenities, including shops, parks, and excellent transport links and highly regarded schools.

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The front door opens to a welcoming reception hallway that includes cloak storage and access to a ground-floor WC. There is a stylish dining kitchen, well-equipped with ample floor and wall units and features integrated appliances and a breakfast bar. The kitchen leads through to a connecting hallway that provides access to the lounge, dining room, snug, and a characterful garden room at the front—all enjoying delightful views over the surrounding fields and gardens. A utility room is conveniently positioned next to the kitchen.

Upstairs, the main bedroom benefits from an en-suite shower room, bedroom two also boasts an en-suite shower room facility, while the family shower room serves the remaining two bedrooms.

Externally, the property is surrounded by magnificent mature gardens, featuring fruit trees, soft fruit bushes, and a scenic walking route leading towards Ogle Village. Additional features include ample parking, a private driveway, and a workshop.



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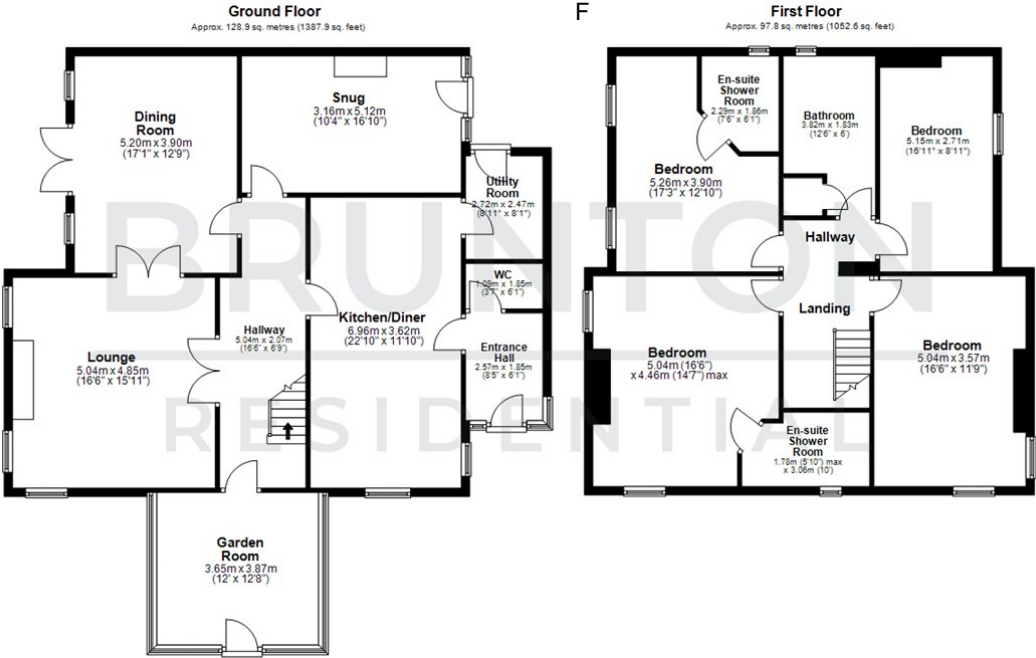
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TENURE : Freehold

LOCAL AUTHORITY : Northumberland
County Council

COUNCIL TAX BAND : F

EPC RATING : D



All measurements are approximate and are for illustration only.
Plan produced using PlanUp.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		65
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating			
	Current	Potential	
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales			
EU Directive 2002/91/EC			